HOUSING MARKET INFORMATION

HOUSING NOW TABLES

Ottawa[1]

Date Released: May 2018

[1] Ontario part of Ottawa-Gatineau CMA

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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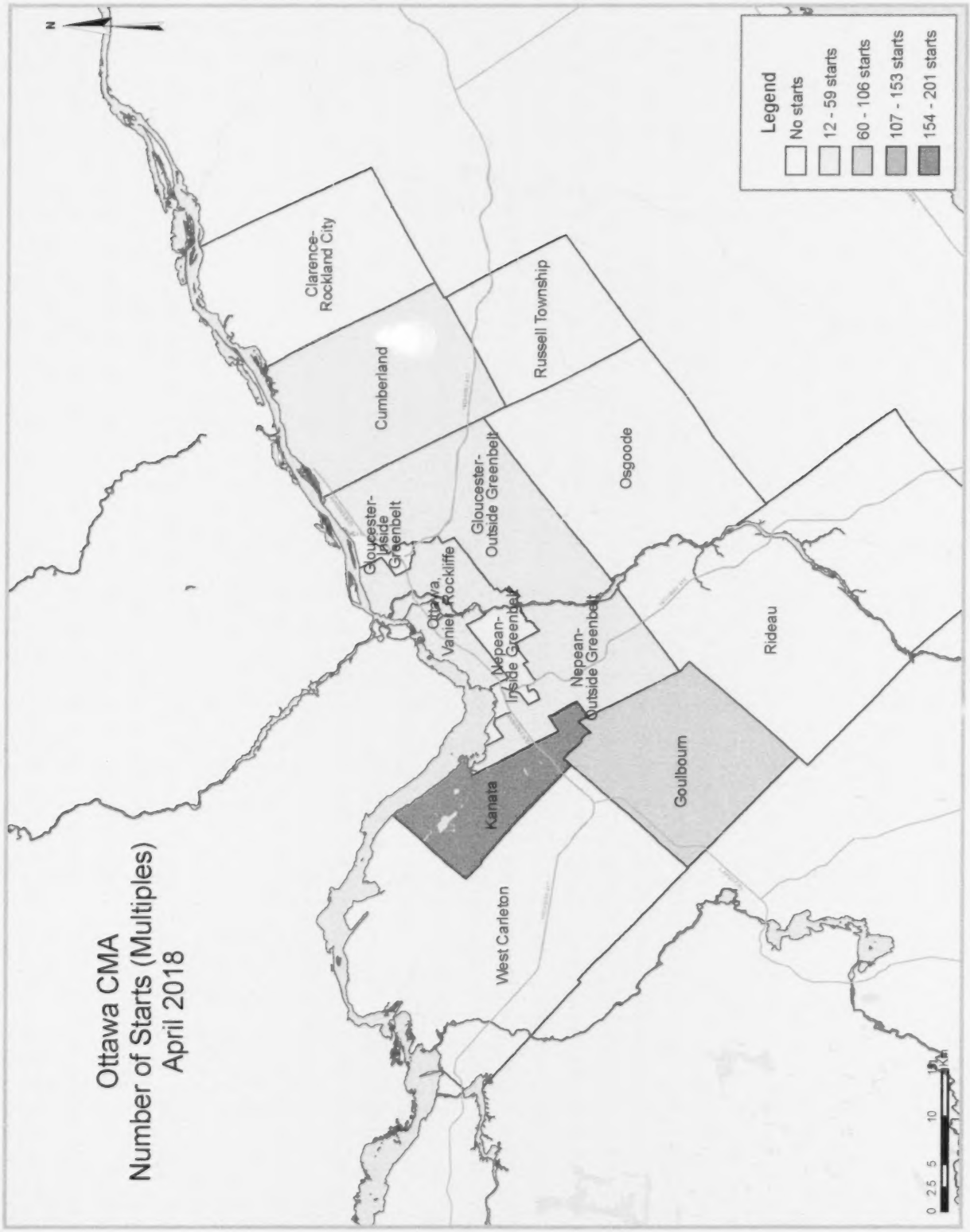
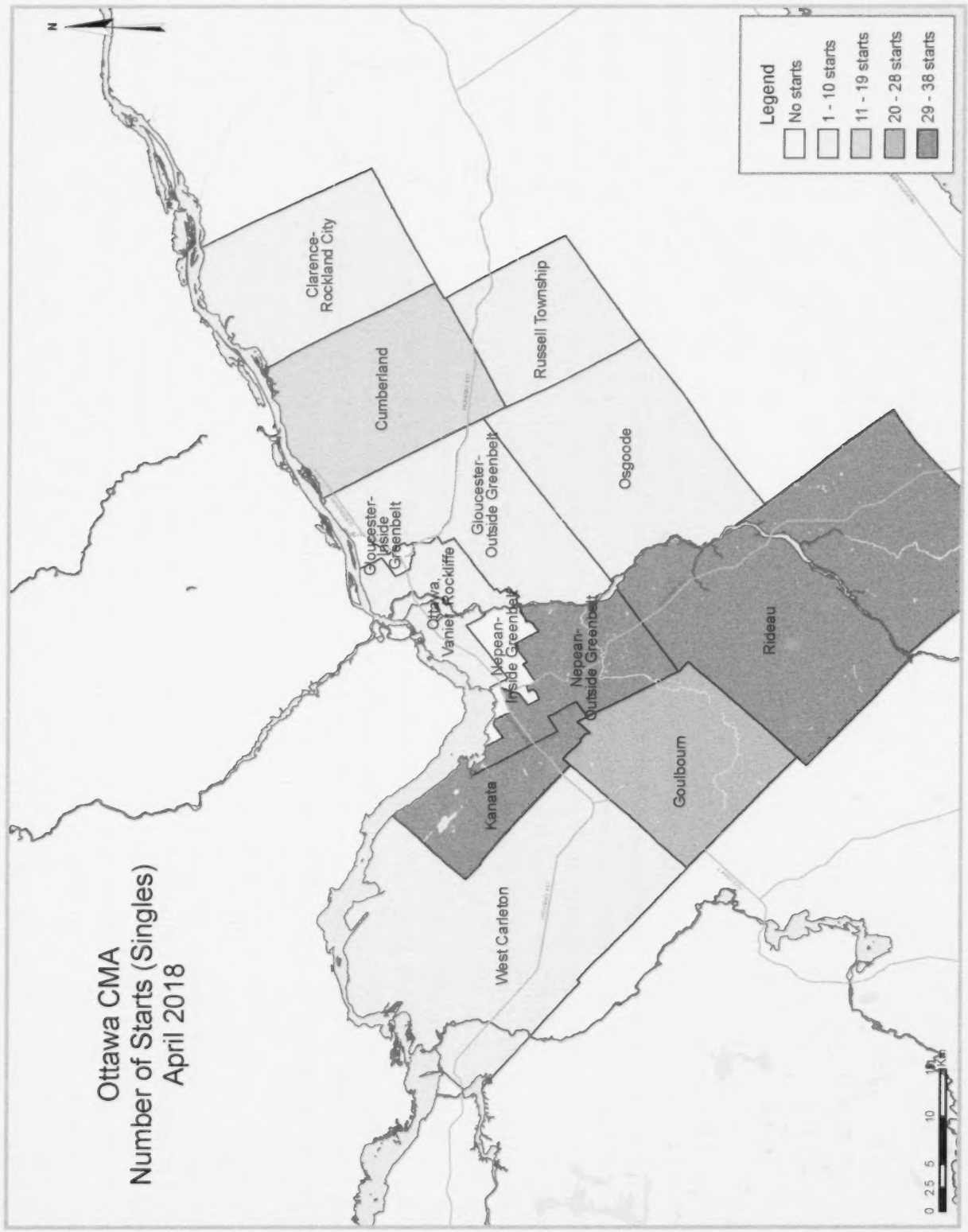
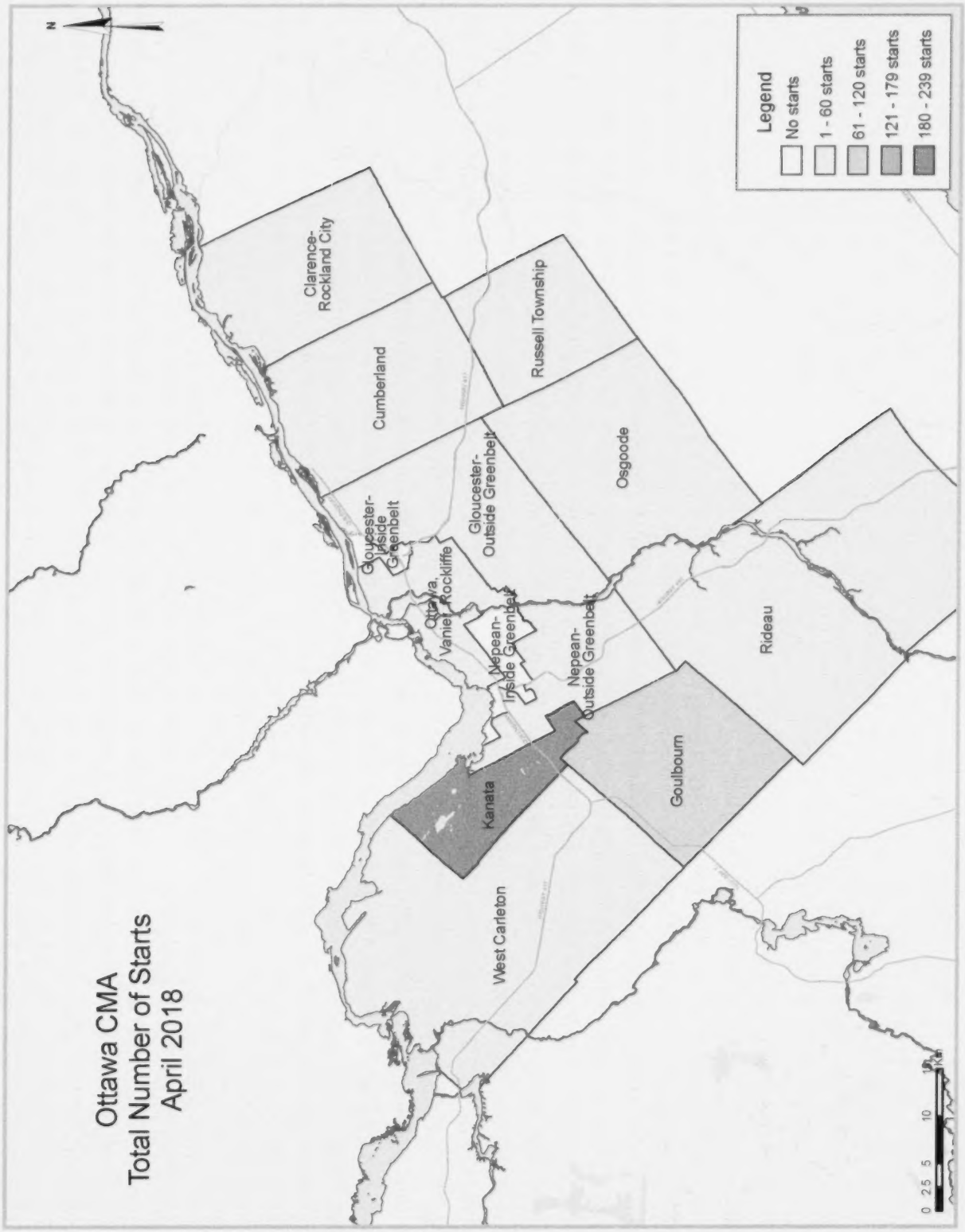
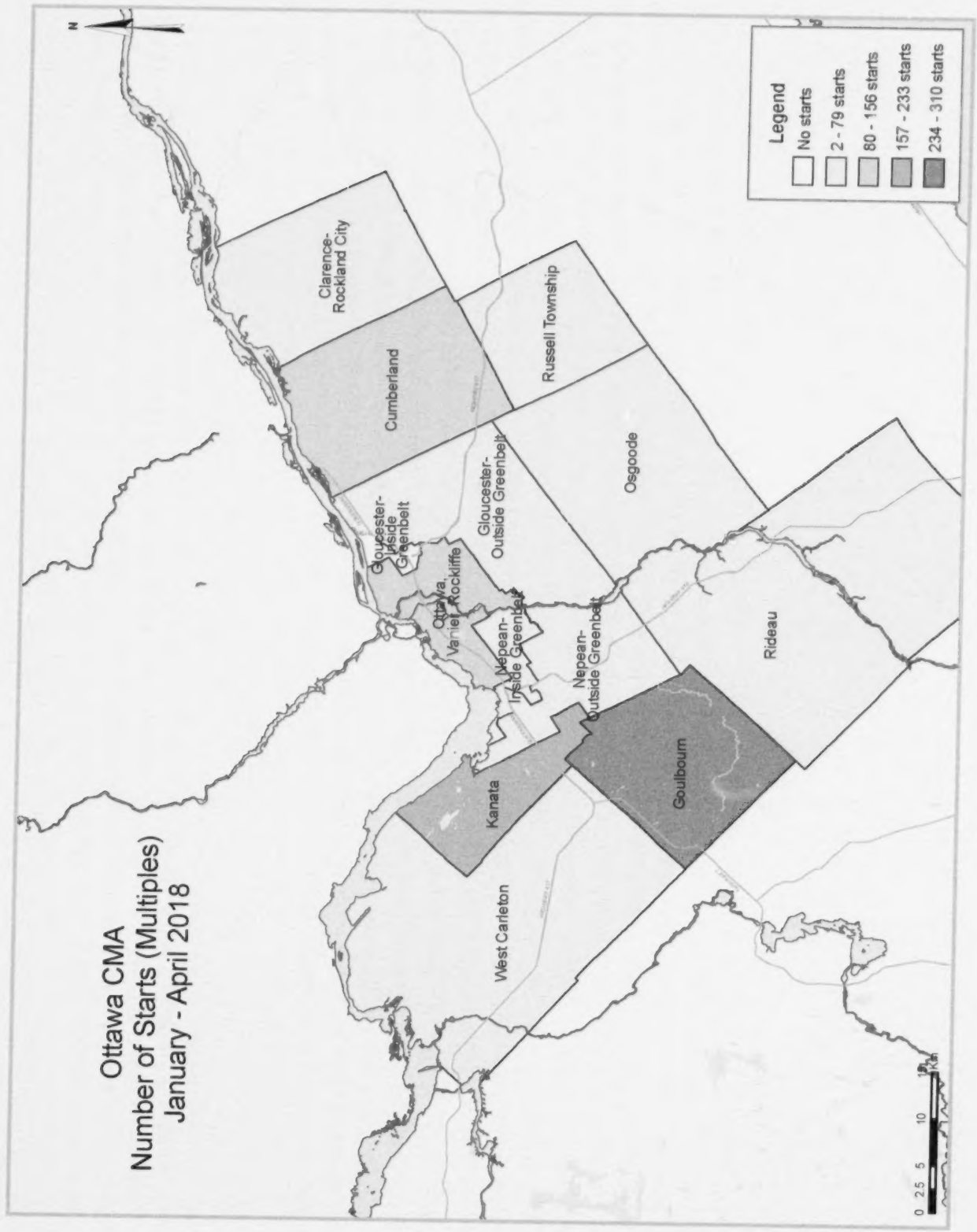
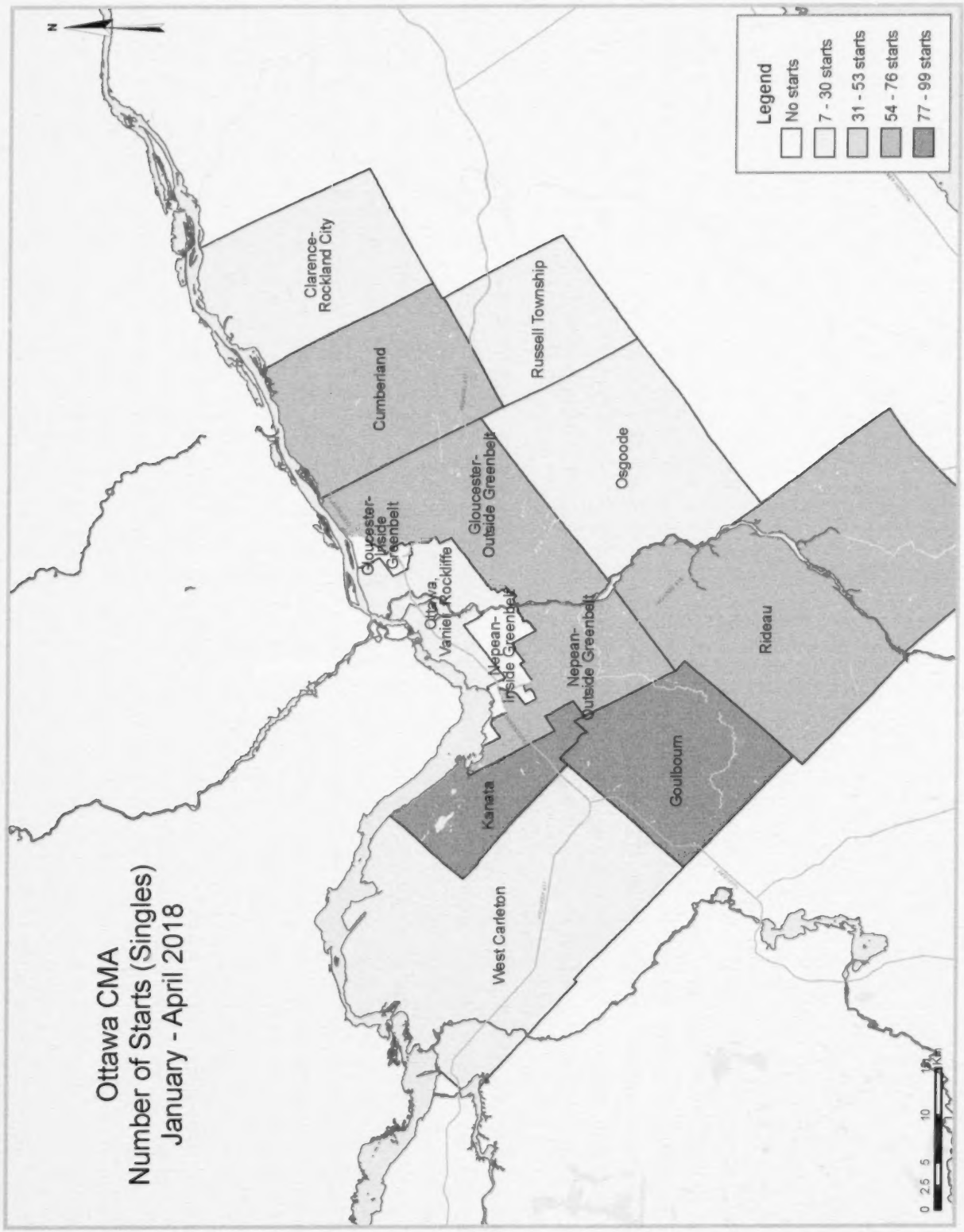
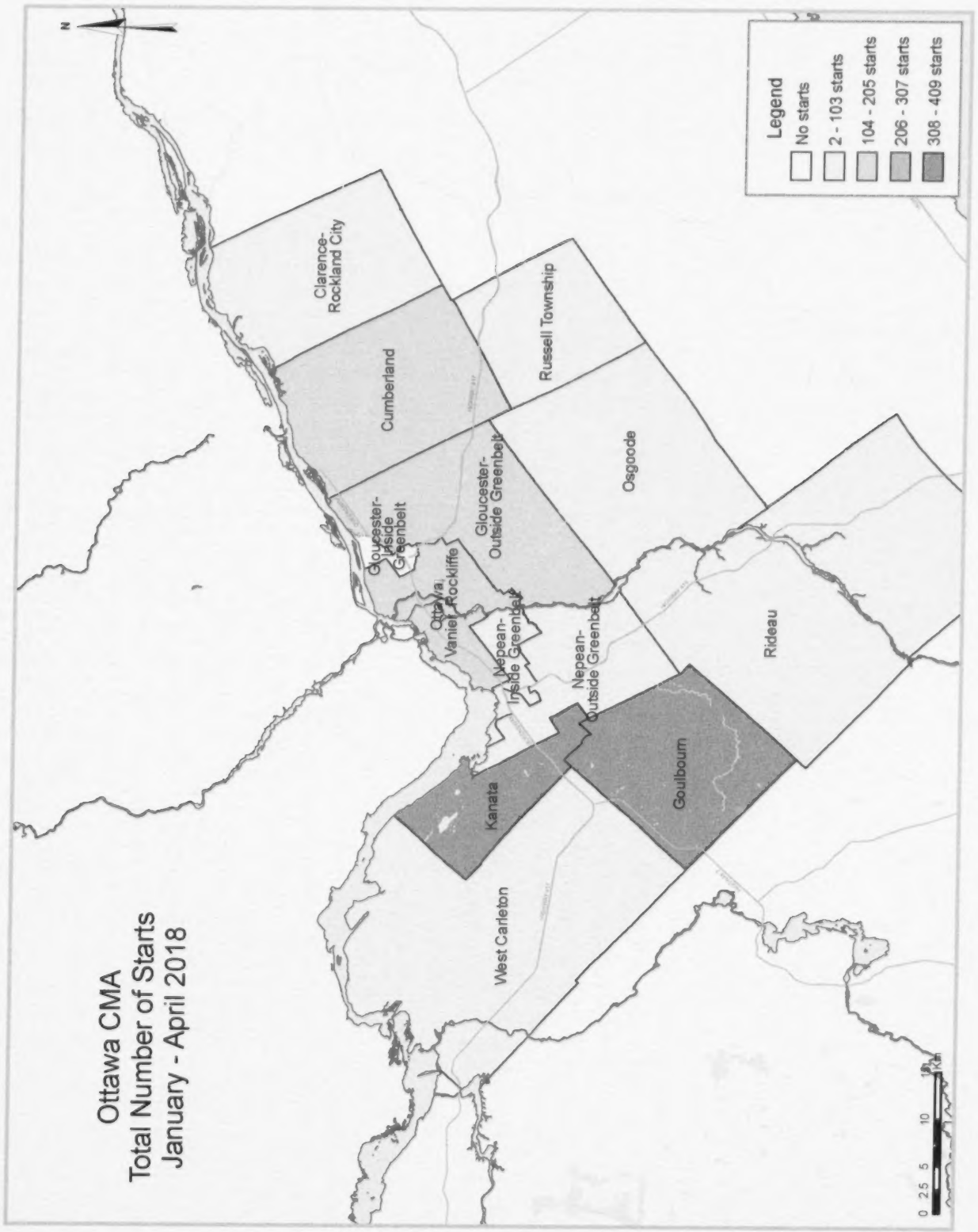

Ottawa CMA
Number of Starts (Multiples)
April 2018
N
Legend
No starts
12 - 59 starts
60 - 106 starts
107 - 153 starts
154 - 201 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Goulbourn
West Carleton
Kanata
Nepean-Outside Greenbelt
Nepean-Inside Greenbelt
Ottawa-Vanier
Ottawa-Rockliffe
Gloucester-Outside Greenbelt
Gloucester-Inside Greenbelt
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
April 2018
N
Legend
No starts
1 - 10 starts
11 - 19 starts
20 - 28 starts
29 - 38 starts
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier/Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
April 2018
Legend
No starts
1 - 60 starts
61 - 120 starts
121 - 179 starts
180 - 239 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier-Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10
Km


Ottawa CMA
Number of Starts (Multiples)
January - April 2018
Legend
No starts
2 - 79 starts
80 - 156 starts
157 - 233 starts
234 - 310 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Rideau
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa
Vanier
Rockcliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Number of Starts (Singles)
January - April 2018
Legend
No starts
7 - 30 starts
31 - 53 starts
54 - 76 starts
77 - 99 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa, Vanier, Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Goulbourn
Kanata
West Carleton
0 2.5 5 10 15 Km


Ottawa CMA
Total Number of Starts
January - April 2018
Legend
No starts
2 - 103 starts
104 - 205 starts
206 - 307 starts
308 - 409 starts
N
Clarence-Rockland City
Cumberland
Russell Township
Osgoode
Gloucester-Inside Greenbelt
Gloucester-Outside Greenbelt
Ottawa Vanier Rockliffe
Nepean-Inside Greenbelt
Nepean-Outside Greenbelt
Rideau
Kanata
Goulbourn
West Carleton
0 2.5 5 10 15
KM

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) April 2018		
Ottawa CMA[1]	March 2018	April 2018
Trend[2]	6,944	7,127
SAAR	6,026	6,997
	April 2017	April 2018
Actual		
April - Single-Detached	118	162
April - Multiples	345	368
April - Total	463	530
January to April - Single-Detached	443	519
January to April - Multiples	1,374	938
January to April - Total	1,817	1,457

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Ottawa-Gatineau CMA (Ontario Portion)
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
April 2018	162	26	156	0	0	30	2	154	530
April 2017	118	22	101	0	0	24	5	193	463
% Change	37.3	18.2	54.5	n/a	n/a	25.0	-60.0	-20.2	14.5
Year-to-date 2018	519	94	378	0	0	70	11	369	1,457
Year-to-date 2017	443	60	366	0	0	601	7	340	1,817
% Change	17.2	56.7	3.3	n/a	n/a	-88.4	57.1	8.5	-19.8
UNDER CONSTRUCTION									
April 2018	1,426	216	1,359	0	46	1,895	17	1,782	6,757
April 2017	1,156	162	1,208	0	36	1,947	92	1,117	5,718
% Change	23.4	33.3	12.5	n/a	27.8	-2.7	-81.5	59.5	18.2
COMPLETIONS									
April 2018	253	30	271	0	0	12	0	18	584
April 2017	198	22	73	0	0	40	0	109	442
% Change	27.8	36.4	**	n/a	n/a	-70.0	n/a	-83.5	32.1
Year-to-date 2018	665	62	580	0	0	301	10	433	2,051
Year-to-date 2017	581	70	511	0	0	64	22	135	1,383
% Change	14.5	-11.4	13.5	n/a	n/a	**	-54.5	**	48.3
COMPLETED & NOT ABSORBED									
April 2018	117	26	128	0	2	284	n/a	n/a	557
April 2017	114	35	144	0	6	404	n/a	n/a	703
% Change	2.6	-25.7	-11.1	n/a	-66.7	-29.7	n/a	n/a	-20.8
ABSORBED									
April 2018	246	26	289	0	0	29	n/a	n/a	590
April 2017	201	17	80	0	2	34	n/a	n/a	334
% Change	22.4	52.9	**	n/a	-100.0	-14.7	n/a	n/a	76.6
Year-to-date 2018	663	63	600	0	3	406	n/a	n/a	1,735
Year-to-date 2017	590	69	528	0	3	175	n/a	n/a	1,365
% Change	12.4	-8.7	13.6	n/a	0.0	132.0	n/a	n/a	27.1

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Ottawa City									
April 2018	158	26	156	0	0	30	2	154	526
April 2017	108	16	95	0	0	24	5	146	394
Ottawa, Vanier, Rockcliffe									
April 2018	4	10	0	0	0	0	2	0	16
April 2017	13	6	9	0	0	0	5	146	179
Nepean inside greenbelt									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Nepean outside greenbelt									
April 2018	29	0	17	0	0	12	0	0	58
April 2017	18	2	5	0	0	0	0	0	25
Gloucester inside greenbelt									
April 2018	0	0	0	0	0	0	0	0	0
April 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2018	7	0	12	0	0	0	0	0	19
April 2017	26	0	25	0	0	12	0	0	63
Kanata									
April 2018	38	4	43	0	0	0	0	154	239
April 2017	17	0	0	0	0	0	0	0	17
Cumberland									
April 2018	14	2	32	0	0	0	0	0	48
April 2017	12	0	44	0	0	0	0	0	56
Goulbourn									
April 2018	28	10	52	0	0	18	0	0	108
April 2017	14	6	9	0	0	12	0	0	41
West Carleton									
April 2018	4	0	0	0	0	0	0	0	4
April 2017	1	0	0	0	0	0	0	0	1
Rideau									
April 2018	29	0	0	0	0	0	0	0	29
April 2017	6	0	3	0	0	0	0	0	9
Osgoode									
April 2018	5	0	0	0	0	0	0	0	5
April 2017	1	2	0	0	0	0	0	0	3
Clarence-Rockland City									
April 2018	1	0	0	0	0	0	0	0	1
April 2017	1	4	6	0	0	0	0	12	23
Russell Township									
April 2018	3	0	0	0	0	0	0	0	3
April 2017	9	2	0	0	0	0	0	35	46
Ottawa-Gatineau CMA (Ontario portion)									
April 2018	162	26	156	0	0	30	2	154	530
April 2017	118	22	101	0	0	24	5	193	463

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Ottawa City									
April 2018	1,366	204	1,334	0	28	1,861	15	1,778	6,602
April 2017	1,120	150	1,192	0	36	1,947	92	1,070	5,607
Ottawa, Vanier, Rockcliffe									
April 2018	111	110	96	0	8	1,294	15	991	2,641
April 2017	100	76	54	0	8	1,533	24	763	2,558
Nepean inside greenbelt									
April 2018	13	6	0	0	0	198	0	0	217
April 2017	19	0	0	0	0	60	0	0	79
Nepean outside greenbelt									
April 2018	205	8	160	0	0	104	0	12	489
April 2017	238	20	286	0	0	143	48	77	812
Gloucester inside greenbelt									
April 2018	1	0	0	0	0	0	0	226	227
April 2017	2	0	0	0	0	0	0	44	46
Gloucester outside greenbelt									
April 2018	163	10	232	0	20	16	0	26	467
April 2017	178	6	251	0	12	60	20	0	527
Kanata									
April 2018	208	12	268	0	0	42	0	338	868
April 2017	229	4	202	0	0	57	0	184	676
Cumberland									
April 2018	154	6	225	0	0	145	0	0	530
April 2017	76	12	245	0	16	34	0	0	383
Goulbourn									
April 2018	258	36	337	0	0	62	0	185	878
April 2017	101	20	126	0	0	48	0	0	295
West Carleton									
April 2018	37	4	0	0	0	0	0	0	41
April 2017	23	0	4	0	0	0	0	1	28
Rideau									
April 2018	181	10	16	0	0	0	0	0	207
April 2017	118	12	24	0	0	12	0	1	167
Osgoode									
April 2018	35	2	0	0	0	0	0	0	37
April 2017	36	0	0	0	0	0	0	0	36
Clarence-Rockland City									
April 2018	37	4	21	0	18	34	2	0	116
April 2017	17	6	6	0	0	0	0	12	41
Russell Township									
April 2018	23	8	4	0	0	0	0	4	39
April 2017	19	6	10	0	0	0	0	35	70
Ottawa-Gatineau CMA (Ontario portion)									
April 2018	1,426	216	1,359	0	46	1,895	17	1,782	6,757
April 2017	1,156	162	1,208	0	36	1,947	92	1,117	5,718

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Ottawa City									
April 2018	236	22	260	0	0	12	0	0	530
April 2017	175	10	73	0	0	12	0	109	379
Ottawa, Vanier, Rockcliffe									
April 2018	7	4	0	0	0	0	0	0	11
April 2017	1	0	0	0	0	0	0	109	110
Nepean inside greenbelt									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	2	0	0	0	0	0	0	0	2
Nepean outside greenbelt									
April 2018	44	8	54	0	0	12	0	0	118
April 2017	35	4	4	0	0	0	0	0	43
Gloucester inside greenbelt									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	0	0	0	0	0	0	0	0	0
Gloucester outside greenbelt									
April 2018	59	2	82	0	0	0	0	0	143
April 2017	17	0	11	0	0	12	0	0	40
Kanata									
April 2018	14	0	40	0	0	0	0	0	54
April 2017	40	0	10	0	0	0	0	0	50
Cumberland									
April 2018	30	0	50	0	0	0	0	0	80
April 2017	37	0	31	0	0	0	0	0	68
Goulbourn									
April 2018	52	8	27	0	0	0	0	0	87
April 2017	20	0	17	0	0	0	0	0	37
West Carleton									
April 2018	4	0	4	0	0	0	0	0	8
April 2017	5	2	0	0	0	0	0	0	7
Rideau									
April 2018	20	0	3	0	0	0	0	0	23
April 2017	14	2	0	0	0	0	0	0	16
Osgoode									
April 2018	2	0	0	0	0	0	0	0	2
April 2017	4	2	0	0	0	0	0	0	6
Clarence-Rockland City									
April 2018	7	0	0	0	0	0	0	0	7
April 2017	16	0	0	0	0	0	0	0	16
Russell Township									
April 2018	10	8	11	0	0	0	0	18	47
April 2017	7	12	0	0	0	28	0	0	47
Ottawa-Gatineau CMA (Ontario portion)									
April 2018	253	30	271	0	0	12	0	18	584
April 2017	198	22	73	0	0	40	0	109	442

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Ottawa City									
April 2018	102	19	121	0	2	276	n/a	n/a	520
April 2017	92	29	138	0	6	393	n/a	n/a	658
Ottawa, Vanier, Rockcliffe									
April 2018	4	9	9	0	2	208	n/a	n/a	232
April 2017	2	12	3	0	2	300	n/a	n/a	319
Nepean inside greenbelt									
April 2018	0	0	0	0	0	30	n/a	n/a	30
April 2017	0	0	0	0	0	35	n/a	n/a	35
Nepean outside greenbelt									
April 2018	7	2	19	0	0	23	n/a	n/a	51
April 2017	13	7	21	0	0	6	n/a	n/a	47
Gloucester inside greenbelt									
April 2018	0	0	0	0	0	0	n/a	n/a	0
April 2017	0	0	0	0	0	3	n/a	n/a	3
Gloucester outside greenbelt									
April 2018	34	2	49	0	0	5	n/a	n/a	90
April 2017	23	2	51	0	4	34	n/a	n/a	114
Kanata									
April 2018	13	0	4	0	0	7	n/a	n/a	24
April 2017	18	0	12	0	0	2	n/a	n/a	32
Cumberland									
April 2018	10	1	18	0	0	0	n/a	n/a	29
April 2017	12	2	12	0	0	12	n/a	n/a	38
Goulbourn									
April 2018	23	4	20	0	0	3	n/a	n/a	50
April 2017	18	5	31	0	0	1	n/a	n/a	55
West Carleton									
April 2018	0	1	0	0	0	0	n/a	n/a	1
April 2017	0	1	3	0	0	0	n/a	n/a	4
Rideau									
April 2018	9	0	2	0	0	0	n/a	n/a	11
April 2017	5	0	5	0	0	0	n/a	n/a	10
Osgoode									
April 2018	2	0	0	0	0	0	n/a	n/a	2
April 2017	1	0	0	0	0	0	n/a	n/a	1
Clarence-Rockland City									
April 2018	7	1	5	0	0	2	n/a	n/a	15
April 2017	10	0	6	0	0	0	n/a	n/a	16
Russell Township									
April 2018	8	6	2	0	0	6	n/a	n/a	22
April 2017	12	6	0	0	0	11	n/a	n/a	29
Ottawa-Gatineau CMA (Ontario portion)									
April 2018	117	26	128	0	2	284	n/a	n/a	557
April 2017	114	35	144	0	6	404	n/a	n/a	703

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
April 2018

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Ottawa City									
April 2018	231	22	280	0	0	29	n/a	n/a	562
April 2017	171	8	79	0	2	15	n/a	n/a	275
Ottawa, Vanier, Rockcliffe									
April 2018	7	3	2	0	0	0	n/a	n/a	12
April 2017	1	0	0	0	0	1	n/a	n/a	2
Nepean inside greenbelt									
April 2018	2	0	0	0	0	0	n/a	n/a	2
April 2017	2	0	0	0	0	0	n/a	n/a	2
Nepean outside greenbelt									
April 2018	44	9	66	0	0	11	n/a	n/a	130
April 2017	35	3	11	0	0	0	n/a	n/a	49
Gloucester inside greenbelt									
April 2018	2	0	0	0	0	0	n/a	n/a	2
April 2017	0	0	0	0	0	0	n/a	n/a	0
Gloucester outside greenbelt									
April 2018	51	2	93	0	0	10	n/a	n/a	156
April 2017	17	0	16	0	2	13	n/a	n/a	48
Kanata									
April 2018	14	0	38	0	0	2	n/a	n/a	54
April 2017	40	0	12	0	0	0	n/a	n/a	52
Cumberland									
April 2018	30	0	46	0	0	3	n/a	n/a	79
April 2017	36	0	30	0	0	0	n/a	n/a	66
Goulbourn									
April 2018	53	8	28	0	0	3	n/a	n/a	92
April 2017	19	0	10	0	0	1	n/a	n/a	30
West Carleton									
April 2018	4	0	4	0	0	0	n/a	n/a	8
April 2017	5	1	0	0	0	0	n/a	n/a	6
Rideau									
April 2018	21	0	3	0	0	0	n/a	n/a	24
April 2017	13	2	0	0	0	0	n/a	n/a	15
Osgoode									
April 2018	3	0	0	0	0	0	n/a	n/a	3
April 2017	3	2	0	0	0	0	n/a	n/a	5
Clarence-Rockland City									
April 2018	5	0	0	0	0	0	n/a	n/a	5
April 2017	20	0	0	0	0	0	n/a	n/a	20
Russell Township									
April 2018	10	4	9	0	0	0	n/a	n/a	23
April 2017	10	9	1	0	0	19	n/a	n/a	39
Ottawa-Gatineau CMA (Ontario portion)									
April 2018	246	26	289	0	0	29	n/a	n/a	590
April 2017	201	17	80	0	2	34	n/a	n/a	334

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Ottawa-Gatineau CMA (Ontario Portion) 2008 - 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2017	2,283	262	1,921	0	50	1,431	9	1,501	7,457
% Change	14.7	19.1	15.4	n/a	-16.7	131.2	-91.2	133.4	40.8
2016	1,990	220	1,664	0	60	619	102	643	5,298
% Change	-0.1	34.1	27.1	n/a	**	-21.8	131.8	-3.0	6.6
2015	1,992	164	1,309	0	8	792	44	663	4,972
% Change	12.2	-31.1	-23.4	n/a	100.0	-44.1	-10.2	16.5	-13.7
2014	1,775	238	1,709	0	4	1,418	49	569	5,762
% Change	-0.7	-39.6	5.2	n/a	-50.0	-37.5	**	20.0	-12.2
2013	1,787	394	1,625	0	8	2,268	4	474	6,560
% Change	12.2	41.7	17.1	n/a	14.3	-0.4	-87.5	4.9	8.9
2012	1,592	278	1,388	0	7	2,277	32	452	6,026
% Change	-25.4	-22.8	-24.9	n/a	n/a	68.2	**	**	4.0
2011	2,134	360	1,849	0	0	1,354	1	91	5,794
% Change	-7.3	-0.6	-4.0	n/a	-100.0	-10.3	-94.1	-70.0	-10.1
2010	2,302	362	1,926	0	27	1,509	17	303	6,446
% Change	-6.8	23.5	1.6	n/a	125.0	62.8	-43.3	62.9	10.9
2009	2,471	293	1,895	0	12	927	30	186	5,814
% Change	-16.4	38.9	-10.1	n/a	-80.0	-38.2	**	17.0	-16.9
2008	2,956	211	2,109	0	60	1,501	2	159	6,998

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Ottawa City	158	108	28	21	156	95	184	170	526	394	33.5
Ottawa, Vanier, Rockcliffe	4	13	12	11	0	9	0	146	16	179	-91.1
Nepean inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Nepean outside greenbelt	29	18	0	2	17	5	12	0	58	25	132.0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0	0	0	n/a
Gloucester outside greenbelt	7	26	0	0	12	25	0	12	19	63	-69.8
Kanata	38	17	4	0	43	0	154	0	239	17	**
Cumberland	14	12	2	0	32	44	0	0	48	56	-14.3
Goulbourn	28	14	10	6	52	9	18	12	108	41	163.4
West Carleton	4	1	0	0	0	0	0	0	4	1	**
Rideau	29	6	0	0	0	3	0	0	29	9	**
Osgoode	5	1	0	2	0	0	0	0	5	3	66.7
Clarence-Rockland City	1	1	0	4	0	6	0	12	1	23	-95.7
Russell Township	3	9	0	2	0	0	0	35	3	46	-93.5
Ottawa-Gatineau CMA (Ontario Portion)	162	118	28	27	156	101	184	217	530	463	14.5

Table 2.1: Starts by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	489	414	94	57	381	354	455	900	1,419	1,725	-17.7
Ottawa, Vanier, Rockcliffe	24	51	54	21	26	12	72	732	176	816	-78.4
Nepean inside greenbelt	0	2	2	0	0	0	0	0	2	2	0.0
Nepean outside greenbelt	59	84	4	4	22	60	12	0	97	148	-34.5
Gloucester inside greenbelt	0	0	0	0	0	0	0	22	0	22	-100.0
Gloucester outside greenbelt	63	98	2	6	69	70	0	24	134	198	-32.3
Kanata	82	73	4	2	57	6	168	79	311	160	94.4
Cumberland	64	21	2	10	115	151	0	12	181	194	-6.7
Goulbourn	99	40	18	10	89	49	203	24	409	123	**
West Carleton	10	6	2	0	0	0	0	0	12	6	100.0
Rideau	76	33	4	2	3	6	0	7	83	48	72.9
Osgoode	12	6	2	2	0	0	0	0	14	8	75.0
Clarence-Rockland City	23	15	2	4	4	6	0	12	29	37	-21.6
Russell Township	7	14	2	6	0	0	0	35	9	55	-83.6
Ottawa-Gatineau CMA (Ontario Portion)	519	443	98	67	385	360	455	947	1,457	1,817	-19.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Ottawa City	156	95	0	0	30	24	154	146
Ottawa, Vanier, Rockcliffe	0	9	0	0	0	0	0	146
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	17	5	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	12	25	0	0	0	12	0	0
Kanata	43	0	0	0	0	0	154	0
Cumberland	32	44	0	0	0	0	0	0
Goulbourn	52	9	0	0	18	12	0	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	0	3	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	6	0	0	0	0	0	12
Russell Township	0	0	0	0	0	0	0	35
Ottawa-Gatineau CMA (Ontario Portion)	156	101	0	0	30	24	154	193

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	374	354	7	0	70	607	369	293
Ottawa, Vanier, Rockcliffe	19	12	7	0	26	541	30	191
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	22	60	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	22
Gloucester outside greenbelt	69	70	0	0	0	24	0	0
Kanata	57	6	0	0	14	0	154	79
Cumberland	115	151	0	0	0	12	0	0
Goulbourn	89	49	0	0	18	24	185	0
West Carleton	0	0	0	0	0	0	0	0
Rideau	3	6	0	0	0	6	0	1
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	4	6	0	0	0	0	0	12
Russell Township	0	0	0	0	0	0	0	35
Ottawa-Gatineau CMA (Ontario Portion)	378	360	7	0	70	607	369	340

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Ottawa City	340	219	30	24	156	151	526	394
Ottawa, Vanier, Rockcliffe	14	28	0	0	2	151	16	179
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	46	25	12	0	0	0	58	25
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	19	51	0	12	0	0	19	63
Kanata	85	17	0	0	154	0	239	17
Cumberland	48	56	0	0	0	0	48	56
Goulbourn	90	29	18	12	0	0	108	41
West Carleton	4	1	0	0	0	0	4	1
Rideau	29	9	0	0	0	0	29	9
Osgoode	5	3	0	0	0	0	5	3
Clarence-Rockland City	1	11	0	0	0	12	1	23
Russell Township	3	11	0	0	0	35	3	46
Ottawa-Gatineau CMA (Ontario Portion)	344	241	30	24	156	198	530	463

Table 2.5: Starts by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	953	824	70	601	380	300	1,419	1,725
Ottawa, Vanier, Rockcliffe	93	79	26	541	41	196	176	816
Nepean inside greenbelt	2	2	0	0	0	0	2	2
Nepean outside greenbelt	85	148	12	0	0	0	97	148
Gloucester inside greenbelt	0	0	0	0	0	22	0	22
Gloucester outside greenbelt	134	172	0	24	0	2	134	198
Kanata	143	81	14	0	154	79	311	160
Cumberland	181	182	0	12	0	0	181	194
Goulbourn	206	99	18	24	185	0	409	123
West Carleton	12	6	0	0	0	0	12	6
Rideau	83	47	0	0	0	1	83	48
Osgoode	14	8	0	0	0	0	14	8
Clarence-Rockland City	29	25	0	0	0	12	29	37
Russell Township	9	20	0	0	0	35	9	55
Ottawa-Gatineau CMA (Ontario Portion)	991	869	70	601	380	347	1,457	1,817

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	% Change
Ottawa City	236	175	22	10	260	73	12	121	530	379	39.8
Ottawa, Vanier, Rockcliffe	7	1	4	0	0	0	0	109	11	110	-90.0
Nepean inside greenbelt	2	2	0	0	0	0	0	0	2	2	0.0
Nepean outside greenbelt	44	35	8	4	54	4	12	0	118	43	174.4
Gloucester inside greenbelt	2	0	0	0	0	0	0	0	2	0	n/a
Gloucester outside greenbelt	59	17	2	0	82	11	0	12	143	40	**
Kanata	14	40	0	0	40	10	0	0	54	50	8.0
Cumberland	30	37	0	0	50	31	0	0	80	68	17.6
Goulbourn	52	20	8	0	27	17	0	0	87	37	135.1
West Carleton	4	5	0	2	4	0	0	0	8	7	14.3
Rideau	20	14	0	2	3	0	0	0	23	16	43.8
Osgoode	2	4	0	2	0	0	0	0	2	6	-66.7
Clarence-Rockland City	7	16	0	0	0	0	0	0	7	16	-56.3
Russell Township	10	7	8	12	11	0	18	28	47	47	0.0
Ottawa-Gatineau CMA (Ontario Portion)	253	198	30	22	271	73	30	149	584	442	32.1

Table 3.1: Completions by Submarket and by Dwelling Type
January - April 2018

Submarket	Single		Semi		Row		Apt. & Other		Total*		
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	% Change
Ottawa City	602	516	62	66	563	517	671	171	1,898	1,270	49.4
Ottawa, Vanier, Rockcliffe	57	28	32	16	32	15	613	135	734	194	**
Nepean inside greenbelt	3	7	0	0	0	0	0	0	3	7	-57.1
Nepean outside greenbelt	109	110	12	18	168	184	12	24	301	336	-10.4
Gloucester inside greenbelt	2	0	0	0	0	0	22	0	24	0	n/a
Gloucester outside greenbelt	94	34	2	4	134	56	12	12	242	106	128.3
Kanata	71	138	0	0	40	114	0	0	111	252	-56.0
Cumberland	59	74	4	4	82	64	0	0	145	142	2.1
Goulbourn	107	59	10	16	93	63	12	0	222	138	60.9
West Carleton	14	15	0	4	4	8	0	0	18	27	-33.3
Rideau	70	25	2	2	10	13	0	0	82	40	105.0
Osgoode	16	26	0	2	0	0	0	0	16	28	-42.9
Clarence-Rockland City	39	38	2	0	6	4	10	0	57	42	35.7
Russell Township	24	27	8	16	11	0	53	28	96	71	35.2
Ottawa-Gatineau CMA (Ontario Portion)	665	581	72	82	580	521	734	199	2,051	1,383	48.3

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Ottawa City	260	73	0	0	12	12	0	109
Ottawa, Vanier, Rockcliffe	0	0	0	0	0	0	0	109
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	54	4	0	0	12	0	0	0
Gloucester inside greenbelt	0	0	0	0	0	0	0	0
Gloucester outside greenbelt	82	11	0	0	0	12	0	0
Kanata	40	10	0	0	0	0	0	0
Cumberland	50	31	0	0	0	0	0	0
Goulbourn	27	17	0	0	0	0	0	0
West Carleton	4	0	0	0	0	0	0	0
Rideau	3	0	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	0	0	0	0	0	0	0	0
Russell Township	11	0	0	0	0	28	18	0
Ottawa-Gatineau CMA (Ontario Portion)	271	73	0	0	12	40	18	109

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - April 2018

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	563	507	0	10	291	36	380	135
Ottawa, Vanier, Rockcliffe	32	5	0	10	255	12	358	123
Nepean inside greenbelt	0	0	0	0	0	0	0	0
Nepean outside greenbelt	168	184	0	0	12	12	0	12
Gloucester inside greenbelt	0	0	0	0	0	0	22	0
Gloucester outside greenbelt	134	56	0	0	12	12	0	0
Kanata	40	114	0	0	0	0	0	0
Cumberland	82	64	0	0	0	0	0	0
Goulbourn	93	63	0	0	12	0	0	0
West Carleton	4	8	0	0	0	0	0	0
Rideau	10	13	0	0	0	0	0	0
Osgoode	0	0	0	0	0	0	0	0
Clarence-Rockland City	6	4	0	0	10	0	0	0
Russell Township	11	0	0	0	0	28	53	0
Ottawa-Gatineau CMA (Ontario Portion)	580	511	0	10	301	64	433	135

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017	April 2018	April 2017
Ottawa City	518	258	12	12	0	109	530	379
Ottawa, Vanier, Rockcliffe	11	1	0	0	0	109	11	110
Nepean inside greenbelt	2	2	0	0	0	0	2	2
Nepean outside greenbelt	106	43	12	0	0	0	118	43
Gloucester inside greenbelt	2	0	0	0	0	0	2	0
Gloucester outside greenbelt	143	28	0	12	0	0	143	40
Kanata	54	50	0	0	0	0	54	50
Cumberland	80	68	0	0	0	0	80	68
Goulbourn	87	37	0	0	0	0	87	37
West Carleton	8	7	0	0	0	0	8	7
Rideau	23	16	0	0	0	0	23	16
Osgoode	2	6	0	0	0	0	2	6
Clarence-Rockland City	7	16	0	0	0	0	7	16
Russell Township	29	19	0	28	18	0	47	47
Ottawa-Gatineau CMA (Ontario Portion)	554	293	12	40	18	109	584	442

Table 3.5: Completions by Submarket and by Intended Market
January - April 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Ottawa City	1,219	1,077	291	36	388	157	1,898	1,270
Ottawa, Vanier, Rockcliffe	113	37	255	12	366	145	734	194
Nepean inside greenbelt	3	7	0	0	0	0	3	7
Nepean outside greenbelt	289	312	12	12	0	12	301	336
Gloucester inside greenbelt	2	0	0	0	22	0	24	0
Gloucester outside greenbelt	230	94	12	12	0	0	242	106
Kanata	111	252	0	0	0	0	111	252
Cumberland	145	142	0	0	0	0	145	142
Goulbourn	210	138	12	0	0	0	222	138
West Carleton	18	27	0	0	0	0	18	27
Rideau	82	40	0	0	0	0	82	40
Osgoode	16	28	0	0	0	0	16	28
Clarence-Rockland City	45	42	10	0	2	0	57	42
Russell Township	43	43	0	28	53	0	96	71
Ottawa-Gatineau CMA (Ontario Portion)	1,307	1,162	301	64	443	157	2,051	1,383

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Ottawa City													
April 2018	1	0.5	37	18.9	54	27.6	42	21.4	62	31.6	196	565,000	570,617
April 2017	3	2.0	58	38.9	45	30.2	13	8.7	30	20.1	149	482,500	518,616
Year-to-date 2018	3	0.6	119	23.6	137	27.1	81	16.0	165	32.7	505	560,000	575,080
Year-to-date 2017	3	0.7	157	36.9	128	30.1	43	10.1	94	22.1	425	485,000	524,601
Ottawa, Vanier, Rockcliffe													
April 2018	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	0	0.0	0	0.0	38	100.0	38	-	848,341
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	10	100.0	10	-	-
Nepean inside greenbelt													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Nepean outside greenbelt													
April 2018	0	0.0	10	23.3	13	30.2	8	18.6	12	27.9	43	-	555,129
April 2017	0	0.0	12	36.4	12	36.4	4	12.1	5	15.2	33	-	-
Year-to-date 2018	0	0.0	43	40.2	24	22.4	16	15.0	24	22.4	107	-	537,625
Year-to-date 2017	0	0.0	38	35.5	35	32.7	13	12.1	21	19.6	107	540,000	547,782
Gloucester inside greenbelt													
April 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
April 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2018	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Gloucester outside greenbelt													
April 2018	0	0.0	5	12.2	12	29.3	15	36.6	9	22.0	41	535,000	544,776
April 2017	0	0.0	2	11.8	7	41.2	4	23.5	4	23.5	17	-	538,344
Year-to-date 2018	0	0.0	7	9.2	24	31.6	23	30.3	22	28.9	76	535,000	557,155
Year-to-date 2017	0	0.0	2	5.9	16	47.1	9	26.5	7	20.6	34	-	538,344
Kanata													
April 2018	0	0.0	3	21.4	0	0.0	3	21.4	8	57.1	14	-	614,115
April 2017	0	0.0	13	32.5	11	27.5	3	7.5	13	32.5	40	-	528,982
Year-to-date 2018	0	0.0	16	22.2	15	20.8	14	19.4	27	37.5	72	-	573,617
Year-to-date 2017	0	0.0	51	37.2	35	25.5	13	9.5	38	27.7	137	445,000	534,510
Cumberland													
April 2018	1	3.4	10	34.5	13	44.8	2	6.9	3	10.3	29	-	-
April 2017	1	3.1	17	53.1	10	31.3	0	0.0	4	12.5	32	415,000	466,440
Year-to-date 2018	1	1.8	21	37.5	20	35.7	5	8.9	9	16.1	56	-	469,679
Year-to-date 2017	1	1.5	38	58.5	20	30.8	1	1.5	5	7.7	65	415,000	458,119
Goulbourn													
April 2018	0	0.0	7	14.3	11	22.4	12	24.5	19	38.8	49	567,500	582,778
April 2017	0	0.0	9	60.0	4	26.7	2	13.3	0	0.0	15	-	429,155
Year-to-date 2018	0	0.0	16	16.2	35	35.4	19	19.2	29	29.3	99	567,500	567,877
Year-to-date 2017	0	0.0	22	43.1	18	35.3	6	11.8	5	9.8	51	545,000	474,521

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
April 2018

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $449,999		$450,000 - $549,999		$550,000 - $599,999		$600,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
West Carleton													
April 2018	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
April 2017	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1	-	-
Year-to-date 2018	0	0.0	0	0.0	1	50.0	0	0.0	1	50.0	2	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
Rideau													
April 2018	0	0.0	1	8.3	4	33.3	2	16.7	5	41.7	12	-	659,900
April 2017	2	22.2	5	55.6	0	0.0	0	0.0	2	22.2	9	-	-
Year-to-date 2018	2	4.2	15	31.3	15	31.3	4	8.3	12	25.0	48	-	486,220
Year-to-date 2017	2	20.0	5	50.0	0	0.0	1	10.0	2	20.0	10	-	-
Osgoode													
April 2018	0	0.0	1	50.0	0	0.0	0	0.0	1	50.0	2	-	-
April 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	-	-
Year-to-date 2018	0	0.0	1	14.3	3	42.9	0	0.0	3	42.9	7	-	-
Year-to-date 2017	0	0.0	1	12.5	4	50.0	0	0.0	3	37.5	8	-	-
Clarence-Rockland City													
April 2018	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
April 2017	3	27.3	8	72.7	0	0.0	0	0.0	0	0.0	11	365,000	362,327
Year-to-date 2018	3	23.1	8	61.5	2	15.4	0	0.0	0	0.0	13	-	395,767
Year-to-date 2017	11	52.4	10	47.6	0	0.0	0	0.0	0	0.0	21	365,000	340,629
Russell Township													
April 2018	1	12.5	6	75.0	1	12.5	0	0.0	0	0.0	8	-	380,113
April 2017	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	-	390,340
Year-to-date 2018	2	9.1	15	68.2	5	22.7	0	0.0	0	0.0	22	-	402,215
Year-to-date 2017	3	13.0	16	69.6	4	17.4	0	0.0	0	0.0	23	-	390,340
Ottawa-Gatineau CMA (Ontario portion)													
April 2018	2	1.0	44	21.5	55	26.8	42	20.5	62	30.2	205	555,000	561,314
April 2017	8	4.7	73	42.9	46	27.1	13	7.6	30	17.6	170	457,500	495,431
Year-to-date 2018	8	1.5	142	26.3	144	26.7	81	15.0	165	30.6	540	537,500	561,320
Year-to-date 2017	17	3.6	183	39.0	132	28.1	43	9.2	94	20.0	469	475,000	508,202

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
April 2018

Submarket	April 2018	April 2017	% Change	YTD 2018	YTD 2017	% Change
Ottawa City	570,617	518,616	10.0	575,080	524,601	9.6
Ottawa, Vanier, Rockcliffe	-	-	n/a	848,341	-	n/a
Nepean inside greenbelt	-	-	n/a	-	-	n/a
Nepean outside greenbelt	555,129	-	n/a	537,625	547,782	-1.9
Gloucester inside greenbelt	-	-	n/a	-	-	n/a
Gloucester outside greenbelt	544,776	538,344	1.2	557,155	538,344	3.5
Kanata	614,115	528,982	16.1	573,617	534,510	7.3
Cumberland	-	466,440	n/a	469,679	458,119	2.5
Goulbourn	582,778	429,155	35.8	567,877	474,521	19.7
West Carleton	-	-	n/a	-	-	n/a
Rideau	659,900	-	n/a	486,220	-	n/a
Osgoode	-	-	n/a	-	-	n/a
Clarence-Rockland City	-	362,327	n/a	395,767	340,629	16.2
Russell Township	380,113	390,340	-2.6	402,215	390,340	3.0
Ottawa-Gatineau CMA (Ontario Portion)	561,314	495,431	13.3	561,320	508,202	10.5

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Ottawa- Gatineau CMA (Ontario Portion)

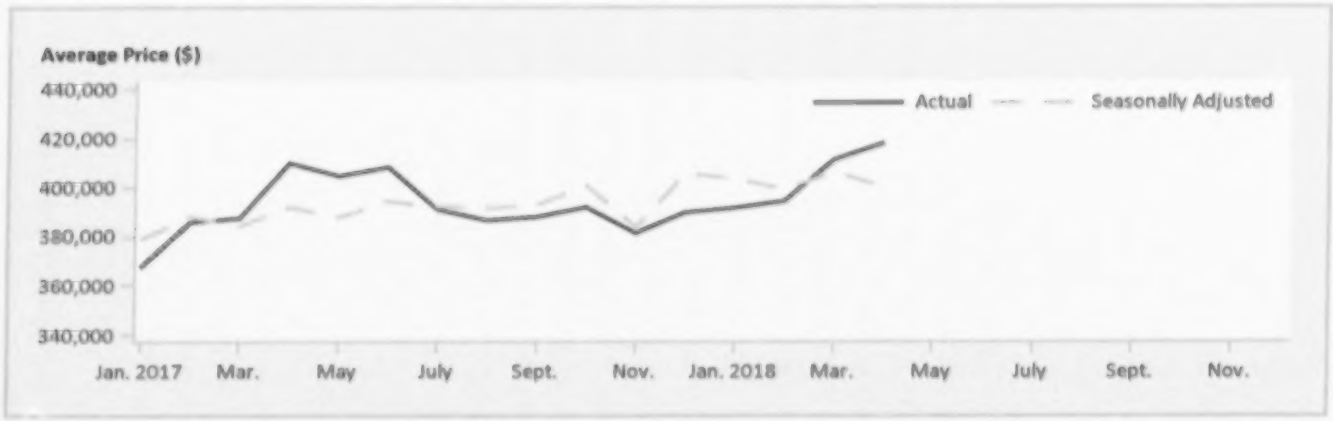


Figure 5.2: MLS® Residential Sales for Ottawa- Gatineau CMA (Ontario Portion)

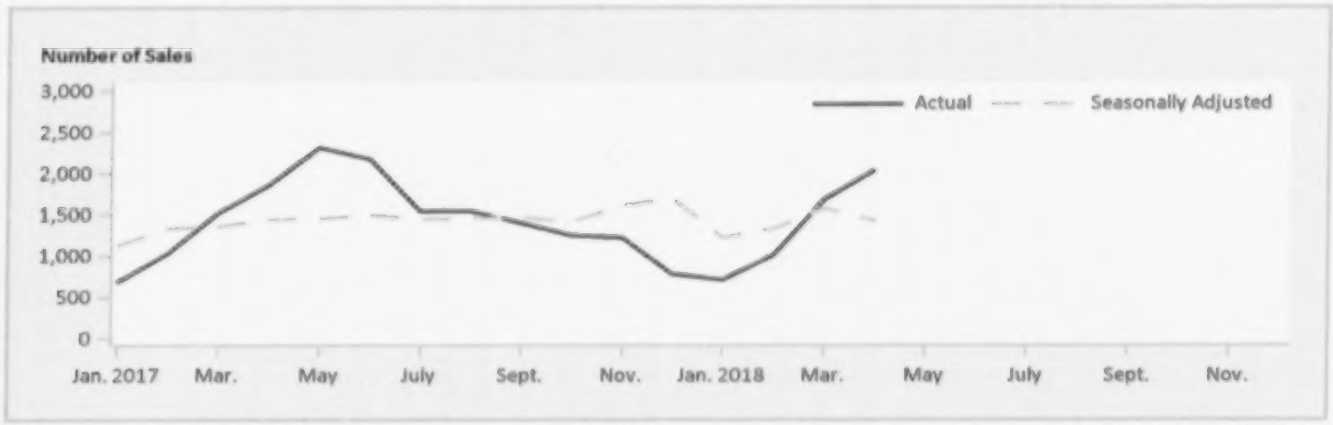
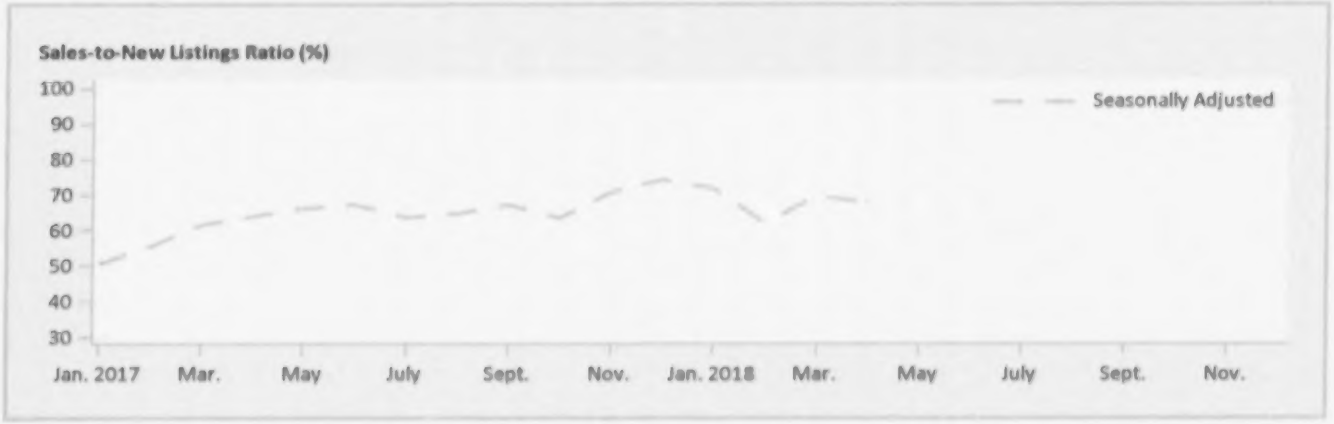


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Ottawa- Gatineau CMA (Ontario Portion)



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Source: CREA / Haver Analytics

Table 6: Economic Indicators
April 2018

		Interest Rates			NHPI, Total, Ottawa-Gatineau CMA 2016.12 =100	CPI, 2002 =100 (Ottawa-Gatineau CMA (Ontario Portion))	Ottawa-Gatineau CMA (Ontario Portion) Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2017	January	561	3.14	4.64	100.1	128.9	549	5.8	69.2	1,094
	February	561	3.14	4.64	100.2	129.3	550	5.3	68.8	1,084
	March	561	3.14	4.64	100.8	129.5	550	5.1	68.6	1,080
	April	561	3.14	4.64	101.1	130.2	548	5.2	68.4	1,090
	May	561	3.14	4.64	101.5	130.0	545	5.8	68.3	1,106
	June	561	3.14	4.64	102.4	130.1	546	6.0	68.4	1,114
	July	573	3.14	4.84	102.7	130.0	542	6.4	68.1	1,120
	August	573	3.14	4.84	103.1	129.9	541	6.0	67.6	1,129
	September	575	3.09	4.89	103.1	130.3	541	5.8	67.4	1,139
	October	581	3.24	4.99	104.1	130.3	541	5.9	67.3	1,142
	November	581	3.24	4.99	104.6	130.7	545	5.8	67.6	1,138
	December	581	3.24	4.99	104.7	130.1	548	5.6	67.8	1,127
2018	January	590	3.34	5.14	104.8	131.3	552	5.4	67.9	1,124
	February	590	3.34	5.14	105.2	132.1	552	5.3	67.8	1,121
	March	590	3.34	5.14	106.6	132.7	554	4.9	67.5	1,125
	April	590	3.34	5.14		133.0	560	4.2	67.8	1,133
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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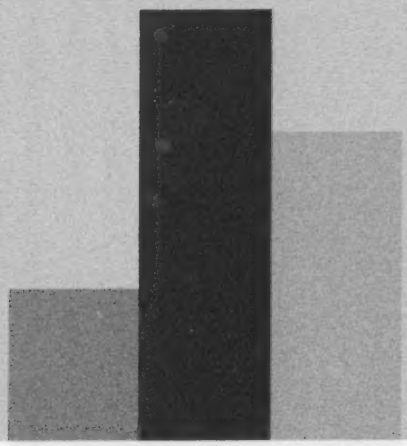

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